



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Jul 27 2016

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 831 E BONHAM AVE COLUMBUS OH 43211

Mailing Address: 831 BONHAM AVE

COLUMBUS OH 43211-2716

Owner: SHOEMAKER ELECTRIC CO

Parcel Number: 010014359

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: South Linden Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

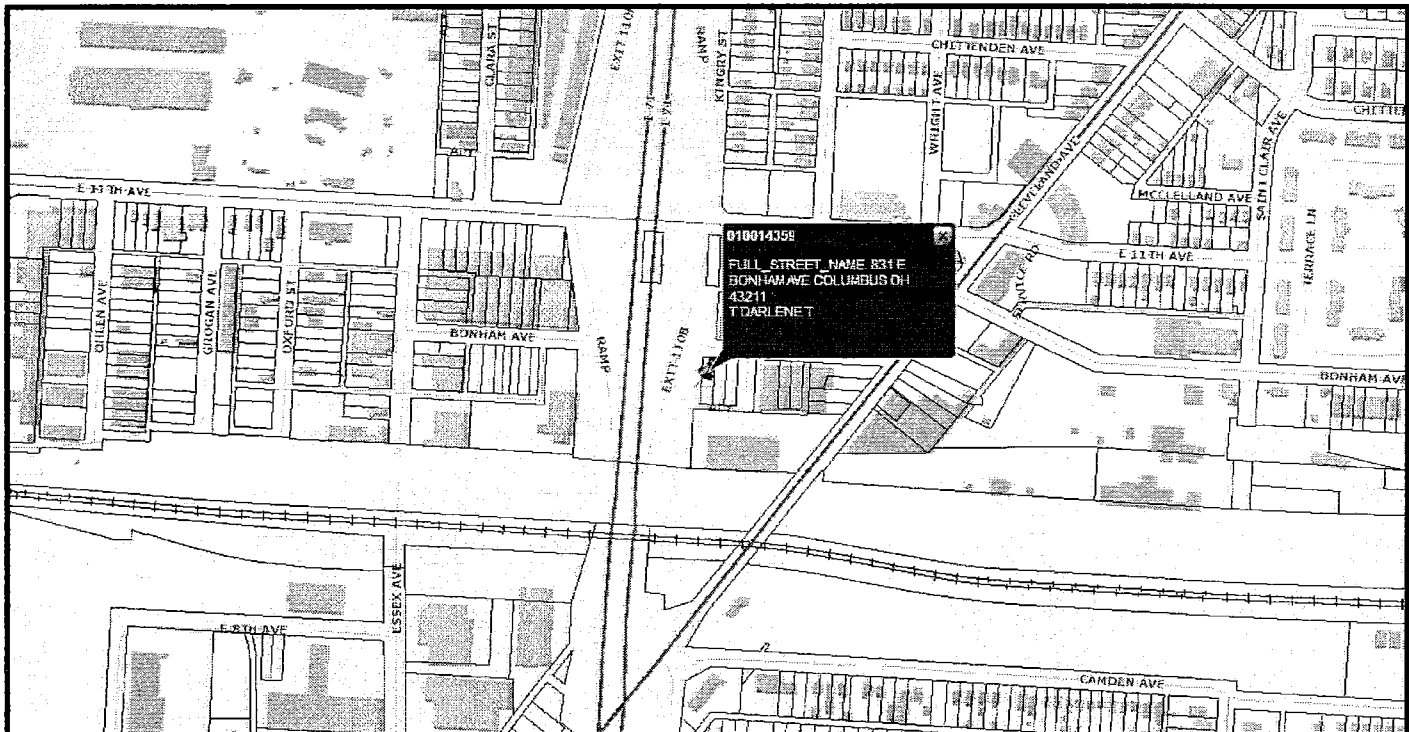
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: BZA16-104Date Received: 18 July 2016Application Accepted by: AFFee: \$ 1900 -

Commission/Civic: _____

Existing Zoning: _____

Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections:

Variances requested for the subject property; please see attached for applicable code sections and letter of hardship.**LOCATION**Certified Address: 817 Bonham Avenue City: Columbus Zip: 43211Parcel Number (only one required): 010-014359**APPLICANT** (If different from Owner):Applicant Name: (same as Owner) Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate pageName: Shoemaker Electric Co. Phone Number: 614-294-5626 Ext.: _____Address: 831 Bonham Ave. City/State: Columbus OH Zip: 43211Email Address: jeffk@shoemakerindustrial.com Fax Number: _____**ATTORNEY / AGENT** (Check one if applicable): ☐ Attorney ☒ AgentName: Edward M. Rainaldi Phone Number: 614-361-5880 Ext.: _____Address: Hanlin-Rainaldi 6610 Singletree Dr. City/State: Columbus OH Zip: 43229Email Address: Ed.Rainaldi@hanlinrainaldi.com Fax Number: 614-436-4244**SIGNATURES** (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE Edward M. RainaldiATTORNEY / AGENT SIGNATURE Ed. M. Rainaldi**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS

ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES**Board of Zoning Adjustment Application**757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov**AFFIDAVIT**STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (1) NAME Edward M. Rainaldiof (1) MAILING ADDRESS 6610 Singletree Dr., Columbus OH 43229

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 817 Bonham Avenue Columbus OH 43211

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS(4) Shoemaker Electric Co831 E Bonham AveColumbus OH 43211APPLICANT'S NAME AND PHONE #
(same as listed on front application)Frederick N. Kletrovets, Shoemaker Electric Co.614-294-5626AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS(5) South Linden Area CommissionGeorge Walker Jr. 614-421-9644 gmitchwalk@yahoo.com1378 E. 23rd Ave., Columbus OH 43211

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER NAME

(6a) PROPERTY ADDRESS

(6b) PROPERTY OWNER MAILING ADDRESS

Galli Properties LLC1333 Kingry Avec/o Anacleto Galli 3600 Delamere Ave Columbus, OH 43220MS JILL S RENTAL PROPERTIES838 E Bonham Ave995 Beechview Dr S Worthington OH 43085City of Columbus OH818 E Bonham AveLand Bank, 50 W Gay St 4th Fl, Columbus OH 43215Dennison Michael J814 E Bonham Ave814 E Bonham Ave., Columbus OH 43211 andGreen Tree Servicing814 E Bonham Ave345 St Peter St. L800 St. Paul MN 55102☐ (7) Check here if listing additional property owners on a separate page

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 18 day of JULY, in the year 2016

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

DAVID STEVENS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 23, 2017

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STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

- A.** The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
 2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. The special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B.** In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C.** Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

Please refer to the attached Letter of Hardship.

Signature of Applicant_____ **Date**_____

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Please make checks payable to the Columbus City Treasurer



831 Bonham Avenue Columbus, Ohio 43211
Phone 614-294-5626 Fax 614-294-6330
www.shoemakerindustrial.com
info@shoemakerindustrial.com

July 18, 2016

City of Columbus
Board of Zoning Appeals
757 Carolyn Avenue
Columbus OH 43224

RE: Board of Zoning Adjustment Application – Letter of Hardship
Shoemaker Electric Co. Warehouse, 817 Bonham Ave. Columbus OH 43211

Dear Board Members:

Attached is our application and documentation for the proposed Shoemaker Electric Co. (Shoemaker) warehouse. The current building at 831 Bonham Avenue (directly east of the subject property) is used for the repair of industrial machinery. Industrial machinery has become larger over time, meaning that more and more of the repair space is being used for storage. We are therefore proposing to build a new facility to be used for inside storage of this machinery. Applicable zoning code requirements for which we are seeking variances are discussed in this letter of hardship.

1. The proposed building use is intended as storage to supplement the activities of the current Shoemaker business. Shoemaker repairs large industrial machines. Currently they have found that storing these machines the existing facility is becoming problematic and they are proposing a separate facility to store these machines which will relieve congestion within their existing facility. The driveway shown at the southeast corner of the proposed building will be used to shuttle these industrial machines from the proposed building to the existing building.
2. This area is unique in that this area is largely a manufacturing area. The proposed use will keep with the existing character of the area. The other unique attribute is that the proposed building will be located at the end of Bonham Ave., situated against I-71. Therefore, there will be no traffic issues due to the addition of this building.
3. It is not anticipated that any additional parking will be needed to support this proposed building; therefore, we are requesting that the required off street parking for a facility such as this be removed. By allowing this, Shoemaker can maximize the size of the warehouse that will ultimately service the existing facility.

The specific sections of the zoning code in which we are requesting variances are described below:

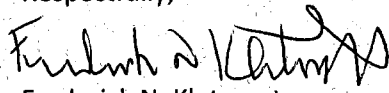
Zoning Code Section 3363.27, Yard Setback.

The requirement for yard setback along Kingry is 25 feet. In order to maximize the building size (and minimize exterior storage), we are requesting this setback be reduced to 4'-6" per the site plan submitted with this application. The south and west building setbacks are requested at 2'-0" as shown on the site plan.

Zoning Code Section 3312.49(C), Off-Street Parking.

The proposed warehouse is intended as a storage facility for the machinery being repaired in the adjacent Shoemaker building (831 Bonham). We are requesting that the parking requirement of 1 space per employee based at the site plus 1 space per 1,000sf be reduced to zero, as the warehouse is intended as storage space, is not anticipated to generate a need for additional parking, and there is ample on-street parking available if needed.

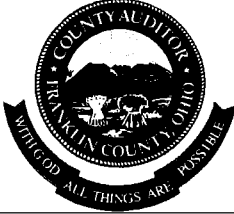
Respectfully,



Frederick N. Kletrovets
Shoemaker Electric Co.
Owner/Applicant



Edward Rainaldi
Hanlin Rainaldi
Agent of Owner



CLARENCE E MINGO II

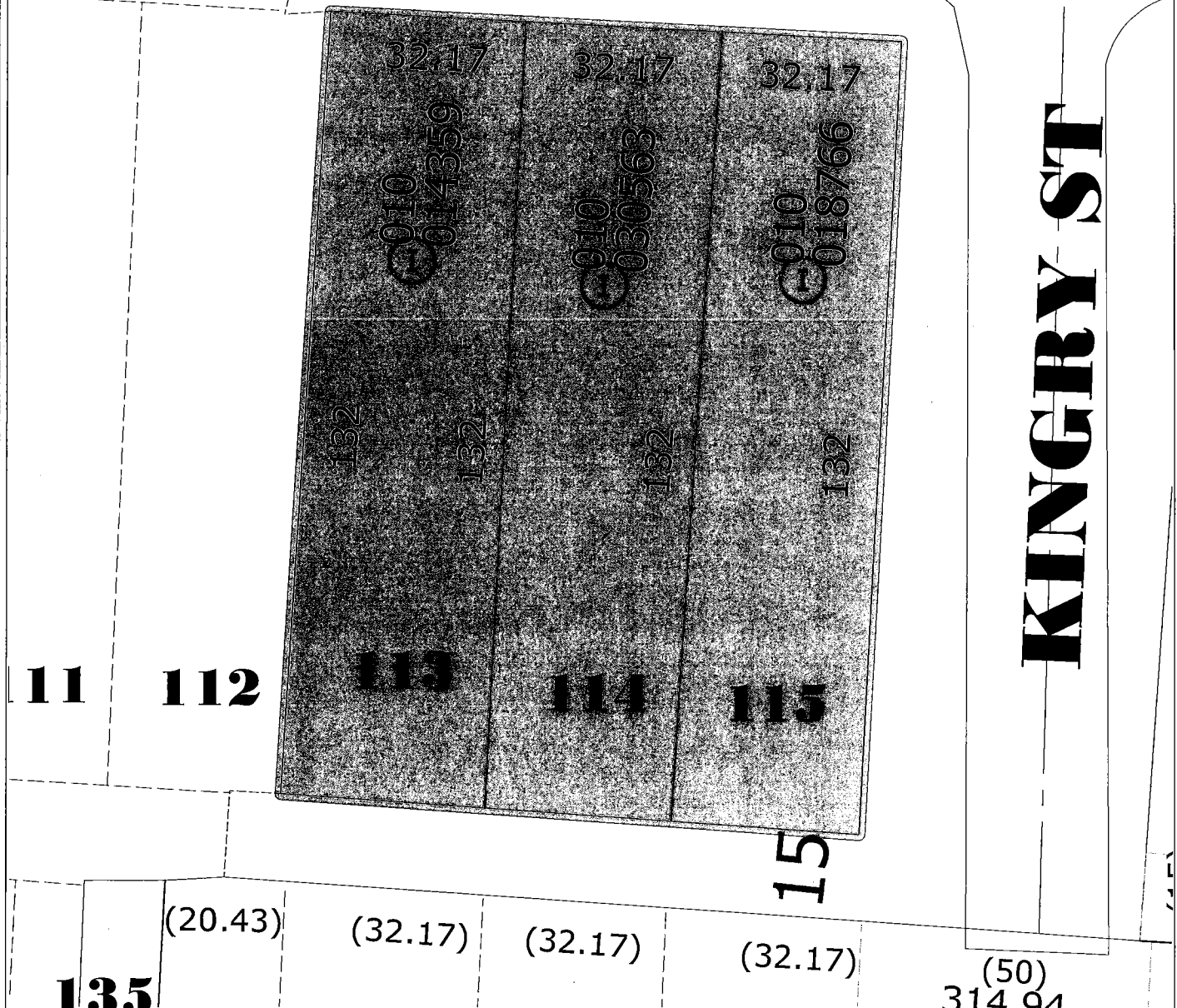
FRANKLIN COUNTY AUDITOR

MAP ID: N

DATE: 7/13/16

BONHAM AVE

KINGRY ST



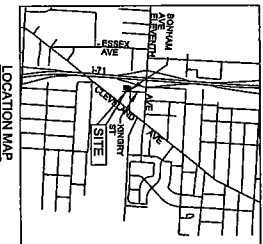
Disclaimer

Scale = 26'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

[illegible]

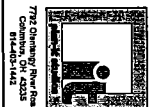
**Shoemaker Electric
Warehouse**
817 Bonham Avenue
Columbus, Ohio 43211

PROJECT NO:
PROJECT #016-075
ISSUE DATE
July 13, 2016

CURRENT DATE
July 13, 2018
REVISIONS

SHEET TITLE
VARIANCE
PLAN
SCALE
AS NOTED
SHEET NO.

5



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ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Edward M. Rainaldi
of (COMPLETE ADDRESS) 6610 Singletree Dr., Columbus OH 43229
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of
this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Frederick Neal Kletrovets (81% owner)

5277 Infinity Court, Grove City OH 43123

Teri Lynn Richardson (19% owner)

5766 Grove City Rd., Grove City OH 43123

SIGNATURE OF AFFIANT

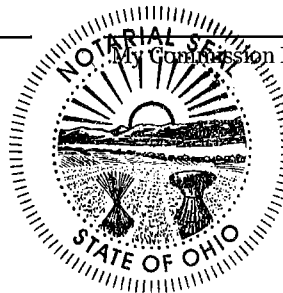
Edward M. Rainaldi

Sworn to before me and signed in my presence this 18 day of JULY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

David Stevens

Notary Seal Here



DAVID STEVENS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
October 23, 2017
Recorded in
Franklin County

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